



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 11, 2020**

CALL TO ORDER Vice Chair Wilander called the meeting to order at 7:00 p.m. in the Council Chamber.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Vice Chair Wilander, Chan, Lin, and Thompson

ABSENT: Chair Lewis (Absent from Roll Call)

Chair Lewis arrived at 7:03 p.m.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Planning & Community Development Administrator Lisa Flores distributed one (1) letter in support of Agenda Item No. 2.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2047** – Approving Tentative Tract Map No. TTM 19-08 (82941) with a Categorical Exemption under the California Environment Quality Act ("CEQA") for a five unit, multi-family residential condominium subdivision at 1046 Fairview Avenue

Recommendation: Adopt Resolution No. 2047

Applicant: Nardi Norberto, on behalf of the property owner, Meridian Consulting International Inc.

Vice Chair Wilander introduced the item and turned it over to Associate Planner Vanessa Quiroz to present the staff report.

Chair Lewis informed the Commission that her family used to live next door to the subject property for 9 years. This was many decades ago and Chair Lewis wanted to make sure she made this a part of the record.

Assistant City Attorney Michael Maurer stated that this information does not present a conflict as she is not currently residing next to the subject property.

Chair Lewis opened the public hearing and asked if the Applicant would like to speak on the item.

Architect Nardi Norberto spoke on behalf of the Applicant.

Chair Lewis asked if there was anyone who would like to speak in favor of the proposal.

There were none.

Chair Lewis asked if there was anyone who would like to speak in opposition of the proposal.

There were none.

MOTION- PUBLIC HEARING

It was moved by Vice Chair Wilander, seconded by Commissioner Chan to close the public hearing. Without objection, the motion was approved.

DISCUSSION

The Commission was in favor of the subdivision as well as the design of the condominiums, which would be an improvement to the neighborhood. Commissioner Thompson also complimented the Applicant on exceeding the minimum garage dimensions required per Code.

MOTION

It was moved by Commissioner Thompson, seconded by Vice Chair Wilander to adopt Resolution No. 2047, approving Tentative Tract Map No. TTM 19-08 (82941) with a Categorical Exemption under the California Environment Quality Act ("CEQA") for a five unit, multi-family residential condominium subdivision at 1046 Fairview Avenue

ROLL CALL

AYES: Chair Lewis, Vice Chair Wilander, Chan, Lin, and Thompson
NOES: None
ABSENT: None

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on Friday, February 21, 2020.

2. **Policy No. 20-01** - Temporarily modify the Non-Conforming Use Policy on all properties zoned Downtown Mixed Use (DMU), Mixed Use (MU), Commercial-Manufacturing (CM), and Central Business District (CBD) to allow flexibility for property owners.

Recommendation: Forward a Recommendation to City Council.

Chair Lewis introduced the item and Assistant City Manager/Development Services Director Jason Kruckeberg presented the staff report.

Chair Lewis opened the public hearing.

Chair Lewis asked if there was anyone who would like to speak on the item.

The following people spoke:

- **Charles Wood, 225 N. Second Avenue:** His family business is located nearby. He appreciates the flexibility and opportunity the policy creates. He has supported the City's efforts and zone changes in the Downtown area and he supports this policy modification to allow tenants with light industrial uses to occupy units in the

area. He asked that the Commission forward a recommendation of approval of the policy to the City Council.

- **William Chenoweth, 16 ½ N. First Avenue:** Has owned the properties in the downtown area since 1966. He discussed the issues he has had with tenants in the past and the difficulty in leasing his building out to operating tenants. The prior changes to the zoning in the area created challenges for him to find reputable tenants. He is overall supportive of the changes proposed in the policy.

MOTION- PUBLIC HEARING

It was moved by Vice Chair Wilander, seconded by Commissioner Lin to close the public hearing. Without objection, the motion was approved.

DISCUSSION

Vice Chair Wilander stated that this is a carefully considered policy with a good goal. It is wise to reassess whether the current zoning is working as intended and to modify accordingly. This policy is a welcome compromise. She appreciates the support of the Downtown Arcadia Improvement Association. It is a good idea to consider alternatives that are beneficial for the Downtown area.

Commissioner Thompson stated that in terms of property value, there are four components to determining the highest and best use of a property: what is legally permissible, physically possible, financially feasible, and maximally productive. What is legally permissible, the Zoning Code, is only one aspect; one also needs to take into account supply and demand and market conditions. This policy promotes flexibility for planning staff and it allows for adjustments to zoning based upon market conditions. Additionally, it is beneficial to have an occupied space rather than an unoccupied space.

Chair Lewis was in agreement. She acknowledged that at this time retail uses may not be feasible, particularly given the close proximity of the mall. She also likes the flexibility the policy offers and that it is for a temporary period which will be beneficial in the long term because it can be adjusted at the two year mark if it is determined to be not effective.

MOTION

It was moved by Vice Chair Wilander, seconded by Commissioner Lin to forward a recommendation of approval of Policy No. 20-01, to temporarily modify the Non-Conforming Use Policy on all properties zoned Downtown Mixed Use (DMU), Mixed Use (MU), Commercial-Manufacturing (CM), and Central Business District (CBD) to allow flexibility for property owners.

ROLL CALL

AYES: Chair Lewis, Vice Chair Wilander, Chan, Lin, and Thompson
NOES: None
ABSENT: None

CONSENT CALENDAR

3. Minutes of the December 10, 2019 Regular Meeting of the Planning Commission

Recommendation: Approve

It was moved by Commissioner Thompson, seconded by Commissioner Lin to approve the minutes of the December 10, 2019 Planning Commission Regular Meeting.

ROLL CALL

AYES: Chair Lewis, Vice Chair Wilander, Chan, Lin, and Thompson
NOES: None
ABSENT: None

MATTERS FROM CITY COUNCIL LIAISON

Council Liaison Chandler was not present.

MATTERS FROM THE PLANNING COMMISSIONERS

Commissioner Chan noted that the Final Map and Tentative Map application fees are low and he asked if staff could review whether the fees could be raised.

Mr. Kruckeberg acknowledged that the Map fees are outdated but that user fees are being evaluated by the Citizens Financial Committee and he would pass along Commissioner Chan's comment.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Maurer discussed current legislation and he provided an update on Senate Bill 50 (SB 50), which recently failed to pass the Senate. He expects that there will be continued discussion about local zoning in the legislature.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores announced that there is one item pending for the February 25, 2020 meeting. The proposed Indigo Hotel project will be brought before the Commission on March 24, 2020, and she will distribute the environmental documents to the Commission within the couple of days to give the Commission ample time to review documents prior to the public hearing..

Commissioner Chan stated that if there is a March 10 meeting, he may need to be excused.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:50 p.m. to Tuesday, February 25, 2020 in the City Council Chamber at 240 W. Huntington Dr., Arcadia.


Deborah Lewis
Chair, Planning Commission

ATTEST:



Lisa Flores
Secretary, Planning Commission